# franklincommercia

020 7117 2526



Price/premium £950,000

Rent £29,996 Per annum

Size 202 Square meter

Ref #3132

## Address

Address: 149, 151, 153 & 155 High Street Postcode: KT3 4BH Town: New Malden Area: Surrey

## Location

Prime location close to many multiples including Nando's, Pizza Express, KFC, Shoezone, Boots, W H Smith, Lidl, Starbucks and Costa. New Malden station with it's fast service to Waterloo is within easy walking distance and there is a public car park in Blagdon Rd, opposite the property.

Freehold guide price £950,000.

Prime High St investment opportunity.

New Malden has a busy and thriving High St and the property is in an area of high footfall.

Comprising two shops, separate small rear workshop and three floors of offices, the property is currently fully occupied and an area of the rear yard will be included in the demise.

Approximate floor areas;

153 High St (shop)- 44 m sq. EPC band D.155 High St (shop)- 39 m sq. EPC band C.149 High St (workshop)- 14.5 m sq. EPC band D.151 High St (upper offices)- 105 m sq. EPC band E.

Leases/Rents;

153 High St is occupied by one of our clients, currently at nil rent- lease expired in 2016. Vacant possession possible on completion.

155 High St is let to Adorn Jewellers at a rent of £18,000 p.a.- 5 years from 2025.

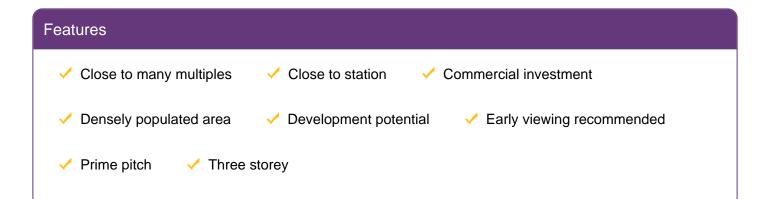
149 High St is let to Ochirbat Davgadorj for a term of 12 months from 1st January 2023 at £,4,200 p.a. 151 High St is let to My Homecare Kingston Ltd for a term of 5 years at £16,000 p.a.

Total current income of £38,200 p.a. No rent is shown for No 153 and there is therefore good scope to increase the rental yield, along with some possible potential to develop in the future, subject to any consents.

#### Early viewings recommended. By appointment only- please do not disturb the current tenants.

## **General Information**

2,000- please verify.



# **Property Map**



### Important notice

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